



COUNTYWIDE SEPTEMBER 2015 DEVELOPMENT SERVICES OPEN FOR BUSINESS INDICATORS

BUILDING DIVISION

Permits Issued	1,740
Inspections Performed	5,129
Certificates of Occupancy Issued	50

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	8
Inspections Performed	82

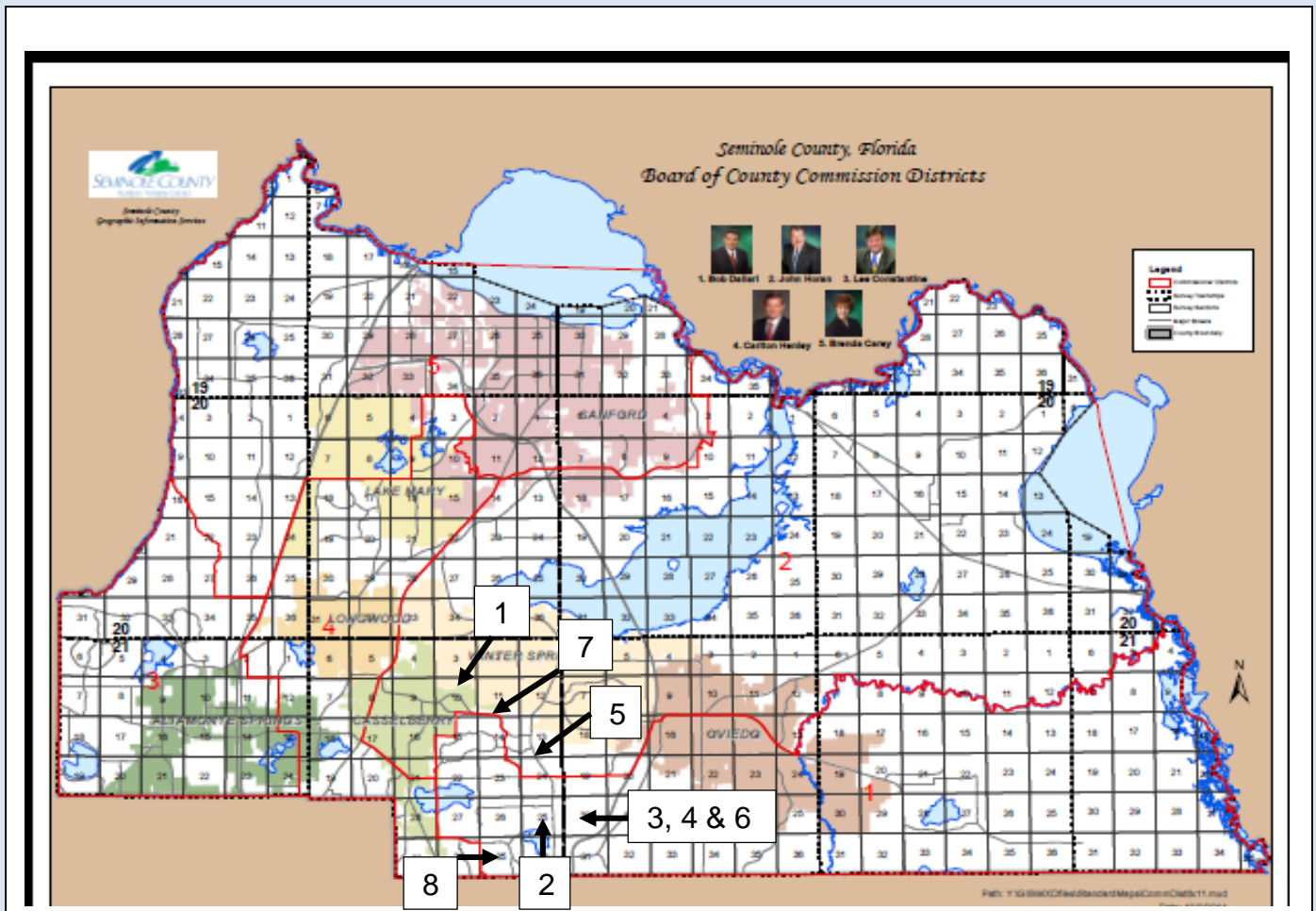
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	11
Land Use Amendments	0
Rezones	0
PD Rezones	2
Small Site Plans	0
Site Plans	3
Subdivision – PSP	2
Subdivision – Engineering	0
Subdivision – Plats	1
Minor Plat	0
Land Split	1
Vacates	2
Special Events, Arbor, Special Exceptions, Minor Amendments	9

DISTRICT ONE SEPTEMBER 2015 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. FLORIDA RD (1200) SUBDIVISION - PRE-APPLICATION – Proposed Subdivision for 17 to 20 single family lots on 6.2 acres in the R-1A zoning district; located on the northwest corner of Florida Road and Center Drive; Parcel I.D. # 10-21-30-5BQ-0000-0220 and 10-21-30-5BQ-0000-0210; (Rajendra Amin, Applicant); BCC District 1 – Dallari; (15-80000081) (Brian Walker, Project Manager). (September 2, 2015 DRC meeting)

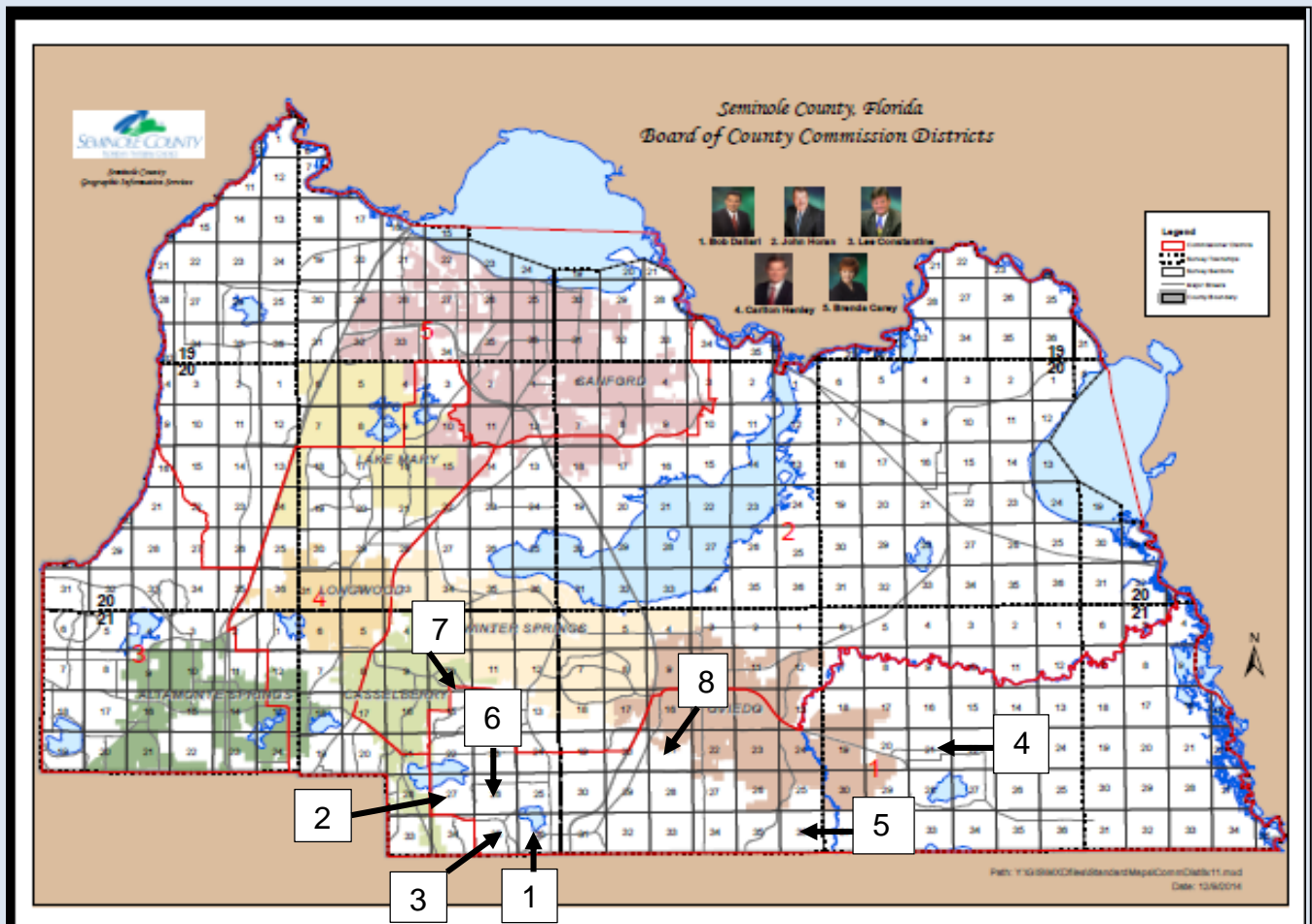
DRC / PRE-APPLICATIONS – (Continued)

2. **TUSCAWILLA ESTATES - FINAL ENGINEERING** – Proposed Final Engineering of 31 single family lots on 13.29 acres in the PD zoning district; located east of the intersection of Old Bear Run and Tuskawilla Road; Parcel I.D. # 36-21-30-300-001A-0000; (Chris Dorworth, Central FI Housing Partners, Applicant, and Luke Classon, IBI Group, Consultant); BCC District 1 – Dallari; (15-55200008) (Joy Giles, Project Manager). (September 2, 2015 DRC meeting)
3. **ECHO COURT PROPERTY - PD REZONE** – Proposed Rezone from A-1 to PD for 15.29 acres, located southwest of S.R. 417 and Echo Court; Parcel I.D. # 31-21-31-501-0000-0220, 31-21-31-501-0000-0210 and 36-21-30-300-026A-0000; (Dan Edwards, Applicant, and David Stokes, Madden, Moorhead & Glunt, Consultants); BCC District 1 – Dallari; (15-20500026) (Matt Davidson, Project Manager). (September 9, 2015 DRC meeting)
4. **TEXAS ROADHOUSE - SITE PLAN** – Proposed Site Plan for a 7,163 square foot restaurant on 1.2 acres in the PD zoning district; located on the northwest corner of Aloma Avenue and SR 417; Parcel I.D. # 31-21-31-520-0000-0040 and 31-21-31-520-0000-0010; (Douglas Druen, Texas Roadhouse, Applicant, and Emily Bernahl, Greenbergfarrow, Consultant); BCC District 1 – Dallari; (15-06000043) (Joy Giles, Project Manager). (September 9, 2015 DRC meeting)
5. **TUSKAWILLA RD (1460) - PRE-APPLICATION** – Proposed PD Rezone and Site Plan for a grocery store on 2.23 acres in the PD zoning district; located on the west side of Tuskawilla Road and north of Willa Springs Drive; Parcel I.D. # 24-21-30-300-020K-0000; (John Hettick, Wagner Property Group, Applicant); BCC District 1 – Dallari; (15-80000083) (Matt Davidson, Project Manager). (September 9, 2015 DRC meeting)
6. **PARK PLACE AT ALOMA PSP** – Proposed Preliminary Subdivision Plan for a 38 lot single family home subdivision on 10.4 acres in the PD zoning district; located on the southeast corner of SR 417 and W. SR 426; Parcel I.D. # 31-21-31-501-0000-004A+; (Dustin Lucas, JEL Land Development, Applicant, and Bryan Potts, Tannath Design, Inc., Consultant); BCC District 1 – Dallari; (15-55100007) (Joy Giles, Project Manager). (September 16, 2015 DRC meeting)
7. **E LAKE DR - PRE-APPLICATION** – Proposed Rezone from R-1AA to PD and Subdivision for 25 single family lots on 10.1 acres; located on the southwest side of E. Lake Drive, south of Center Drive; Parcel I.D. # 14-21-30-300-001D-0000; (Dante Fraiegari, Meritage Homes, Applicant, and David Evans, Evans Engineering, Consultant); BCC District 1 – Dallari; (15-80000091) (Matt Davidson, Project Manager). (September 16, 2015 DRC meeting)
8. **ALOMA AVE (4270) 24-HOUR FITNESS - PRE-APPLICATION** – Proposed Site Plan for a fitness center on 12.78 acres in the C-2 zoning district; located on the northeast corner of Aloma Avenue and Old Howell Branch Road; Parcel I.D. # 35-21-30-300-0430-0000; (Steve Meier & Mandy McDaniel, Applicant); BCC District 1 – Dallari; (15-80000092) (Angi Kealhofer, Project Manager). (September 16, 2015 DRC meeting)

PROJECTS STARTING CONSTRUCTION

None for District One

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION September 2, 2015

1. **TUSCAWILLA ESTATES PSP** - Preliminary Subdivision Plan approval for the Tuskawilla Estates subdivision containing 31 single family residential lots on 13.29 acres zoned PD (Planned Development); located on the east side of Tuskawilla Road, approximately ½ mile north of Aloma Avenue; (Central Florida Housing Partners, LLC, Applicant) District 1 – Dallari; (Joy Giles, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS September 8, 2015

Cancelled due to Labor Day holiday

CODE ENFORCEMENT SPECIAL MAGISTRATE
September 10, 2015

2. **120 LONGBRANCH RD** – Construction without the required permits. Tom Helle, Inspector.
Respondent complied prior to hearing.

BOARD OF COUNTY COMMISSIONERS
September 22, 2015

3. **ALOMA TRAILS** – Approve the plat for the Aloma Trails subdivision containing 70 lots on 7.8 acres zoned PD (Planned Development), located on the west side of Old Howell Branch Road, north of Aloma Avenue; (JTD Land at Aloma Trails, LLC, Applicant) District 1 – Dallari (Joy Giles, Project Manager)
4. **SANCHEZ REZONE** – Consider the adoption of an Ordinance enacting a Rezone from R-3 (Multiple Family Dwelling) to R-1B (Single Family Dwelling); for a single family residence on 0.24 acres; located on the west side of S. C.R 419, approximately 200 feet south of 8th Street; (Z2015-28) (Victor Sanchez, Applicant) District 1 - Dallari (Joy Giles, Project Manager) – *Approved*
5. **LEGACY POINTE LARGE SCALE FUTURE LAND USE AMENDMENT AND REZONE** – Consider transmittal of a Large Scale Future Land Use Map Amendment from Low Density Residential and Higher Intensity Planned Development - Transitional, to Planned Development to the State Land Planning Agency and consider transmittal of the associated Rezone from Single Family Dwelling District (R-1A) and Agriculture (A-1) to Planned Development (PD) for a continuing care retirement community (CCRC) and single family residential on 59.28 acres; located on the southwest corner of Nak Nak Run and Old Lockwood Road; (Z2015-021) (George Kramer, Applicant) District 1 - Dallari (Jeff Hopper, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
September 24, 2015

None for District One

BOARD OF ADJUSTMENT
September 28, 2015

6. **4501 HOWELL BRANCH RD** – Request for a special exception for an assisted living and memory care facility with one hundred-fifty-four (154) units in the A-1 (Agriculture) district, for property located on the north side of Howell Branch Road, approximately 1,400 feet west of Grand Road, and more particularly known as 4501 Howell Branch Road; BS2015-06 (Jim Clifton, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved with conditions.*
7. **1797 CINNAMON CIR** – Request for a side street (west) setback variance from twenty five (25) feet to five (5) feet for a privacy fence in the R-1A (Single Family Dwelling) district for property located on the east side of Cinnamon Circle, approximately 800 feet south of Lake Drive, and more particularly known as 1797 Cinnamon Circle; BV2015-66 (James Fisher, Applicant) District 1 - Dallari (Jeff Hopper, Project Manager) – *Denied*
8. **2021 W. STATE ROAD 426** – Request to amend a Special Exception and Master Site Plan to construct a new gymnasium and a new fellowship hall/classroom building for the church and school, and reconfigure the athletic fields and playgrounds, in the A-1 (Agricultural) district for property located on the east side of State Road 426, approximately 500 feet south of Slavia Road, and more particularly known as 2021 W. State Road 426; BS2015-17 (St. Luke's Evangelical Lutheran Church, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved with conditions.*